Davidson County DEEDWARR
Recvd: 08/23/04 13:17 2pgs
Fees:13.00 Taxes:277.50

20040823-0101568

Revised 01/02/92
TN (Conventional)

REO No. A037910

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the **FEDERAL NATIONAL MORTGAGE ASSOCIATION aka FANNIE MAE, a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto Thomas S. Walker, married and James E. Blunkall, Married and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Part of Lot(s) 223, as shown on the map entitled Inglewood Place, of record in Plat Book 332, page(s) 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. and further described (cont'd)
Being the same property conveyed to FEDERAL NATIONAL MORTGAGE ASSOCIATION by deed of record as Instrument No.20031125-017029, said Register's Office.

The property is commonly known as 1121 McChesney Ave., Nashville, TN 37216 and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, Thomas S. Walker, Married and James E. Blunkall, Married, and their assigns, forever.

Grantee, Thomas S. Walker, Married and James E. Blunkall, Married, whose address 1121 McChesney Ave., Nashville, TN 37216, is responsible for the payment of real property taxes on subject property.

Said Federal National Mortgage Association warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has executed this deed and affixed its corporate seal by its Vice President this 18th day of August, 2004.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
Donna Ghassemi, Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

FILE BOX 45

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Donna Ghassemi** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Vice President** of the Federal National Mortgage Association, the within named party, a corporation, and that he as such **Vice President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice President**.

Witness my hand and seal at office, this 18th day of August, 2004.

Notary Public, Texas at Large
My Commission Expires:

(SEAL)

DIANE E. SANDERS
Notary Public, State of Texas
My Commission Expires 08-21-08

This instrument was prepared by:
Office of Regional Counsel
Federal National Mortgage Assn
13455 Noel Road, Suite 600
Dallas, TX 75240

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF August, 2004.

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

_____
Notary

My Commission Expires: 1-27-07

Map & Parcel: 72-3-32

NEW OWNER: Thomas S. Walker, **Married** and James E. Blunkall, Married

SEND TAX BILLS TO:

James E. Blunkall
1103 Gleave Glen Drive
Mt. Juliet, TN 37122

Legal Description Continuation:

BEGINNING at iron stake on the westerly side, at the property line of H. E. Woodside. Running in a northerly direction 205 feet to a iron stake; thence, running in an easterly direction 50 feet to an iron stake; thence, running in a southerly direction 205 feet to an iron stake, located on the northerly side of McChesney Avenue; thence, in a westerly direction parallel with McChesney Avenue 50 feet to beginning corner.